

PUBLIC NOTICE IS HEREBY GIVEN THAT a public hearing is tentatively scheduled before the Chicago Plan Commission on Thursday, the nineteenth (19th) day of December, 2019, at **10:00 AM** on the Second Floor of City Hall, Council Chambers, 121 North LaSalle Street, Chicago, Illinois, on the following proposed applications and/or amendments.

A resolution recommending a proposed ordinance authorizing a disposition of city-owned land, generally located at 5801 North Pulaski Road, Building H to Elderly Housing Development & Operations Corporation (“EHDOC”) (19-051-21; 39th Ward).

A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 508-510 South Cicero Avenue to Workers for Christ Ministries Apostolic Church NFP (19-056-21; 29th Ward).

A resolution recommending a proposed ordinance authorizing a sealed bid of city-owned land, generally located at 2549-53 West 63rd Street to Tanue Kolubah (19-057-21; 16th Ward).

A resolution recommending a proposed ordinance authorizing a sealed bid of city-owned land, generally located at 5124 South Damen Avenue to Chicago Title Land Trust Company #8002360634, dated November 9, 2012 (19-058-21; 16th Ward).

A proposed planned development, submitted by RBH Chicago Project LLC, for the property generally located at 2600-2624 West Hirsch Street. The Applicant proposes to rezone the subject property from the RS-3 (Residential Single-Unit Detached House District) to the B2-3 (Neighborhood Mixed-Use District), then to a Residential Business Planned Development, to allow the rehabilitation and reuse of the existing vacant school building and the new construction of 5 townhouses. The overall development will contain approximately 107 residential dwelling units along with classroom, community, commercial and office uses. The proposal includes 53 parking spaces and 1 loading berth. (20045, 1st Ward)

A proposed Residential-Business Planned Development, submitted by Lookout, LLC, for the property generally located at 1200-12 North State Street. The applicant proposes to rezone the site from B3-5 (Community Shopping District) to a Residential-Business Planned Development to construct a 134’-8” tall building with 91 residential units, ground floor commercial, and 33 accessory vehicular parking spaces (20062; 2nd Ward).

A proposed Lake Michigan and Chicago Lakefront Protection Ordinance Application, submitted by the Chicago Park District, for the property generally located at 8500 South Green Bay Avenue and within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The property is zoned POS-1 (Public Open Space District). The applicant is proposing to construct a new water landing, within Steelworkers Park, which will provide access to Lake Michigan for non-motorized water craft. (LF#738, 10th Ward).

A proposed text amendment to Waterway Residential-Business Planned Development 1434, submitted by Roosevelt/Clark Partners, LLC, for the property generally located at 101-213 West Roosevelt Road/1200-1558 South Clark Street. The applicant proposes to add Major Utilities and Services as a permitted use in Sub-Areas 1 and 2 of the Planned Development, to allow a public transit station to be built within the Planned Development. (19988; 25th Ward)

A proposed Planned Development, submitted by 2841 S Ashland LLC, for the property generally located at 2801 South Ashland Avenue. The applicant proposed to rezone the subject property from PMD #11 (Pilsen Planned Manufacturing District) to a Waterway Planned Development to construct a new 2 story food packaging and cold storage facility. (20178; 25th Ward)

A proposed amendment to Planned Development #447, submitted by DAC Developments LLC, for the property generally located at 808 North Cleveland Avenue (Subarea A-1A). The applicant proposes a change in use in Subarea A-1A from multi-unit residential to hotel with retail on the ground floor to allow for the construction of a 24-story hotel building. (20190, 27 Ward)

A proposed planned development, submitted by 900 Block II Holdings LLC, for the property generally located at 906 West Randolph Street. The applicant proposes to rezone the subject property from C1-1 (Neighborhood Commercial District) to DX-5 (Downtown Mixed-Use District) and then to Residential Business Planned Development to construct a 495'-0" tall mixed-use building with ground floor retail and up to 300 residential dwelling units on the floors above, with 75 accessory vehicular parking stalls and 2 loading berths. The applicant will be using the Neighborhood Opportunity Fund Bonus to increase the allowable FAR (Floor Area Ratio) from the base 5.0 to 8.1. (19380; 27th Ward)

A proposed planned development, submitted by North Park Ventures LLC, for the property generally located at 800 West Lake Street. The applicant is proposing to rezone the property from C1-1 (Neighborhood Commercial District) and C2-5 (Motor Vehicle-Related Commercial District) to DX-7 (Downtown Mixed-Use District) and then to a Business Planned Development to construct a 265'-0" tall mixed-use building with commercial uses on the ground floor and a 476-key hotel on the floors above, with 0 accessory vehicular parking stalls and 2 loading berths. The applicant will be using the Neighborhood Opportunity Fund Bonus to increase the allowable FAR (Floor Area Ratio) from the base 7.0 to a maximum of 11.5. (20112; 27th Ward)

A proposed amendment to Planned Development #1025, submitted by 2700 Elston LLC and 2710 Elston Development LLC, for the property generally located at 2700-2718 North Elston Avenue / 2300-2326 West Logan Boulevard / 2301-2325 West Schubert Avenue, to include the property generally located at 2710 North Elston Avenue into the boundaries of the planned development. The applicant proposes to rezone the property at 2710 North Elston Avenue from M1-3 (Limited Manufacturing /Business Park District) to Business Planned Development #1025, as amended, to allow for the construction of an accessory parking lot. (19942, 32 Ward)

A proposed Residential Planned Development, submitted by US Investments-Residential LLC, for the property generally located at 1225-35 West School and 1240 West Melrose Streets. The applicant proposes to rezone the site from M1-2 (Limited Manufacturing/Business Park District) and RT4 (Residential Two-Flat, Townhouse and Multi-Unit District) to RM4.5 (Residential Multi-Unit District) and then to a Residential Planned Development to construct 4 residential structures, with a maximum height of 38 ft. and 28 residential dwelling units, which will be connected by a base parking structure with 28 accessory vehicular parking spaces (19995; 44th Ward).

A proposed Lake Michigan and Chicago Lakefront Protection Ordinance Application, submitted by Skymaster, LLC, for the property generally located at 3726-28 N. Lakeshore Drive, within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The property is zoned RM-5 (Residential Multi-Unit District). The applicant is proposing to construct a 45' tall building with 36 residential units and 36 accessory vehicular parking spaces (LF#737, 46th Ward).

Dated at Chicago, Illinois, this the fourth (4th) day of December, 2019

Teresa Córdova,
Chair, Chicago Plan Commission

Maurice D. Cox
Commissioner, Department of Planning and Development
Secretary, Chicago Plan Commission